

**NOTICE OF SALE OF REAL ESTATE
HELD BY THE STATE OF ARIZONA BY TAX DEED**

NOTICE IS HEREBY GIVEN THAT THE REAL ESTATE LISTED BELOW, HELD BY THE STATE OF ARIZONA BY TAX DEED WITHIN YUMA COUNTY, WILL BE OFFERED FOR SALE TO THE HIGHEST BIDDER FOR CASH, IF THE BID IS ACCEPTABLE TO THE BOARD OF SUPERVISORS. **BIDDERS WILL BE REQUIRED TO POST A \$100 BOND WHEN REGISTERING. THE BOND WILL BE REFUNDABLE IF NO PURCHASES ARE MADE OR CAN BE APPLIED TO THE PURCHASE PRICE.** A COPY OF THIS LIST AND A PARTICULAR DESCRIPTION OF EACH PARCEL OF PROPERTY, TOGETHER WITH THE NAME OF THE FORMER OWNER AND THE TOTAL AMOUNT OF TAXES, PENALTIES AND COSTS, MAY BE FOUND IN EACH ELECTION PRECINCT WHEREIN ANY SAID PROPERTY IS SITUATED. IN ADDITION, A COPY MAY BE FOUND POSTED IN THE OFFICE OF THE BOARD OF SUPERVISORS OF YUMA COUNTY, AT THE OFFICE OF THE SHERIFF OF YUMA COUNTY AND AT THE FRONT DOOR OF THE COURTHOUSE OF THIS COUNTY.

THE SALE WILL BE HELD ON MARCH 7, 2016 AT 9:00 A.M. AT THE BOARD OF SUPERVISORS AUDITORIUM, 198 S. MAIN STREET, YUMA, ARIZONA.

PROCEDURES

WRITTEN BIDS WILL BE ACCEPTED UNTIL TUESDAY, FEBRUARY 23, 2016. WRITTEN BIDS MUST INCLUDE NAME, MAILING ADDRESS AND TELEPHONE NUMBER OF BIDDER, PARCEL NUMBER, AND BID AMOUNT AND MUST BE ACCOMPANIED BY A CASHIER'S CHECK OR MONEY ORDER IN THE AMOUNT OF THE BID (NO DEPOSIT WILL OCCUR UNLESS THE WRITTEN BID IS SUCCESSFUL). WRITTEN BIDS SHOULD BE SUBMITTED TO THE YUMA COUNTY BOARD OF SUPERVISORS, 198 S. MAIN STREET, YUMA, ARIZONA, 85364. THE SALE WILL BE CONDUCTED BY PARCEL (OR BLOCK OF PARCELS) AND ORAL BIDS WILL BE RECEIVED FROM THE AUDIENCE, USING THE HIGHEST WRITTEN BID, IF ANY, AS THE STARTING BID. THE HIGHEST BID, IF ACCEPTABLE TO THE BOARD OF SUPERVISORS, WILL BE AWARDED. **BIDDERS MUST PAY THE FULL PRICE AT THE TIME OF THE SALE IN THE FORM OF CASH, PERSONAL CHECK (LOCAL FINANCIAL INSTITUTIONS ONLY), CASHIER'S CHECK OR MONEY ORDER.** (DISHONORED CHECKS WILL BE PROSECUTED ACCORDING TO LAW). A RECEIPT OF PAYMENT WILL BE PREPARED AT THE TIME OF SALE. DEEDS WILL BE PREPARED AND DISPATCHED BY THE OFFICE OF THE BOARD OF SUPERVISORS WITHIN 60 WORKING DAYS. **A SEPARATE DEED WILL BE PREPARED FOR EACH PARCEL SOLD. BIDDER WILL ALSO BE RESPONSIBLE FOR A RECORDING FEE OF \$15 AND \$10 FOR PREPARATION OF EACH DEED – A TOTAL OF \$25, PAYABLE ON THE SALE DATE.** FOR FURTHER INFORMATION, PLEASE CONTACT DUNIA FEDERICO AT (928) 373-1102 OR THE BOARD OF SUPERVISORS OFFICE AT (928) 373-1010.

DISCLAIMER OF WARRANTY

THE COUNTY OF YUMA MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE STATUS OF THE PROPERTY SOLD DURING THIS SALE OTHER THAN THAT IT IS PROPERTY WHICH HAS BEEN DEEDED TO THE STATE OF ARIZONA FOR FAILURE TO PAY TAXES AND IS BEING SOLD AS SUCH PURSUANT TO LAW. THE COUNTY OF YUMA SPECIFICALLY MAKES NO WARRANTY AS TO THE EXISTENCE OF INGRESS OR EGRESS TO SAID PROPERTY OR TO THE EXISTENCE OF ANY STATE OR FEDERAL OR ANY OTHER GOVERNMENTAL OR OTHER LEGALLY EXISTING RIGHTS-OF-WAY OR EASEMENTS WHICH MAY EXIST WITH RESPECT TO SAID PROPERTY. THE SAID PROPERTY IS SOLD BY THE COUNTY OF YUMA PURSUANT TO LAW AND THE COUNTY OF YUMA IS NOT AUTHORIZED BY LAW TO INSURE OR WARRANT TITLE TO SAID PROPERTY AND, EXPRESSLY, DOES NOT DO SO. **THE PURCHASER IS URGED TO INVESTIGATE THE LEGAL STATUS OF THE TITLE TO THE PROPERTY, ITS SUITABILITY FOR THE PURCHASER'S USE AND ITS INSURABILITY PRIOR TO PURCHASE.**

/s/SUSAN K. THORPE, CLERK OF THE BOARD